177.0	0006	0021.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,020,200 / 1,020,200
					USE VALUE: 1,020,200 / 1,020,200
					ASSESSED: 1,020,200 / 1,020,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRIS DAPHNE LESLIE & MARC R
Owner 2:	TRS/ DAPHNE LESLIE HARRIS TR
Owner 3:	
Street 1:	90 LANCASTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRIS MARC R & DAPHNE L -
Owner 2:	-
Street 1:	90 LANCASTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,020 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Vinyl Exterior and 2656 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6020.000	599,800		420,400	1,020,200
Total Card	0.138	599,800		420,400	1,020,200
Total Parcel	0.138	599,800		420,400	1,020,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.11 | /Parcel: 384.1

Legal Description

User Acct 119909

GIS Ref

GIS Ref

Insp Date 10/25/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 177.0-0006-0021.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	599,700	0	6,020.	420,400	1,020,100	1,020,100	Year End Roll	12/18/2019
2019	101	FV	463,600	0	6,020.	414,400	878,000	878,000	Year End Roll	1/3/2019
2018	101	FV	463,600	0	6,020.	318,300	781,900	781,900	Year End Roll	12/20/2017
2017	101	FV	463,600	0	6,020.	300,300	763,900	763,900	Year End Roll	1/3/2017
2016	101	FV	437,800	0	6,020.	276,300	714,100	714,100	Year End	1/4/2016
2015	101	FV	421,000	0	6,020.	258,300	679,300	679,300	Year End Roll	12/11/2014
2014	101	FV	421,000	0	6,020.	237,800	658,800	658,800	Year End Roll	12/16/2013
2013	101	FV	421,000	0	6,020.	237,800	658,800	658,800		12/13/2012

!13918!

PRINT

Date	Time
12/11/20	03:48:30

LAST REV

Date	Time
04/14/20	14:11:31
mmcmakin	
13918	

USER DEFINED

Prior Id # 1:	119909
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS MARC R &	1556-61	1	3/25/2020	Convenience	99	No	No		
BINELL ROBERT P	1505-96		3/21/2017		929,000	No	No		
BINELL LINO P &	1277-43		11/15/2003	Family	1	No	No		
BINELL LINO P &	618-65		12/27/1999	Family		No	No		
	9050-395		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2015	2013	Re-Roof	10,250		8/11/2015			Roofing replacemen
1/8/2010	18	Wood-Sto	3,000					INSTALL TILE HEART
10/19/2004	1160	Addition	35,000			G6	GR FY06	2 CAR GARAGE WITH
4/30/2004	315	New Buil	108,000	O	9/2/2004	G6	GR FY06	
4/12/2004	239	Foundati	37,000	C	9/2/2004	G5	GR FY05	

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
10/25/2008	Meas/Inspect	189	PATRIOT
6/8/2005	Permit Visit	BR	B Rossignol
9/2/2004	Entry Denied	BR	B Rossignol
9/2/2004	Info Fm Prmt	BR	B Rossignol
12/29/1999	Vacant Lot	243	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6020		Sq. Ft.	Site		0	70.	1.00	6									420,418						420,400	

Total AC/HA: 0.13820 | Total SF/SM: 6020 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,418 | Spl Credit | Total: 420,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	3.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04533124
Const Adj.:	1.00286996
Adj $ / SQ:	131.041
Other Features:	108932
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619578
Depreciation:	19826
Depreciated Total:	599752

COMMENTS

HOMEOWNER NOT THERE. DENIED ENTRY BY CONTRACTOR..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB	1				

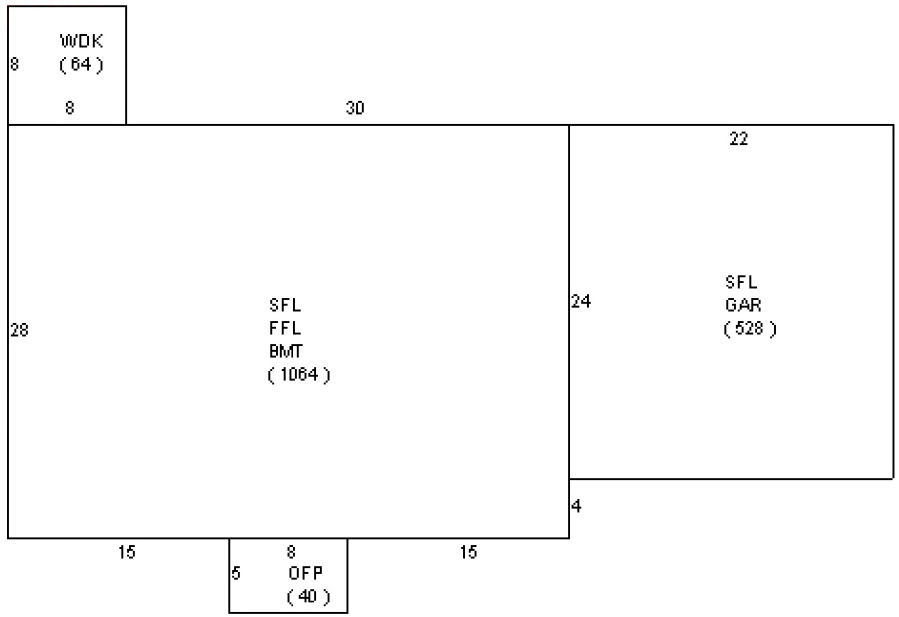
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.56
Special Features:	0	Val/Su Net:	137.82
Final Total:	599800	Val/Su SzAd	225.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,592	131.040	208,618
BMT	Basement	1,064	39.310	41,828
FFL	First Floor	1,064	131.040	139,428
GAR	Garage	528	19.790	10,450
WDK	Deck	64	16.050	1,027
OFP	Open Porch	40	44.130	1,765
	Net Sketched Area:	4,352	Total:	403,116
Size Ad	2656	Gross Are	4352	FinArea 2656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0006-0021.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: